The Honorable Marc L. Barreca
Chapter 7

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

In Re:	)	Chapter 7
	)	No. 10-19817
ADAM R. GROSSMAN	)	
	)	REPORT OF SALE
	)	
Debtor.	)	
	)	

Ronald G. Brown, Trustee, hereby reports the sale of the estate's interest in real property at 773 Metro Way, Redding, California, as indicated by the attached closing statement.

The estate received the net sum of $27,972.32 as follows:

Gross Sale Proceeds	$137,500.00
Secured Claim–PNC Bank	($100,278.65)
Real Estate Agent Commission	($ 8,250.00)
Escrow/Closing Charges	($ 999.03)
Net Sale proceeds:	$ 27,972.32

DATED this 4th day of January, 2013.

/s/ *Ronald G. Brown*
Ronald G. Brown
Chapter 7 Trustee

RONALD G. BROWN
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First American Title Company

1600 West Street • Redding, CA 96001

Seller's Final Settlement Statement

Property: 773 Metro Way, Redding, CA 96003

File No: [redacted]
Officer: Sandy M. Pope/GL
New Loan No:
Settlement Date: 12/28/2012
Disbursement Date: 12/28/2012
Print Date: 12/31/2012, 6:44 AM

Buyer: Jody L. Cerami, Joseph T. Cerami
Address: 4475 Tenaya Court #B, Redding, CA 96003
Seller: Bankruptcy Estate of Adam Grossman
Address: c/o Denice Moewes, Wood & Jones, P.S.,303 North 67th Street, Seattle, WA 98103

Charge Description	Seller Charge	Seller Credit
Consideration:		
Total Consideration		137,500.00
Prorations:		
County Tax 12/28/12 to 01/01/13 @$945.49/semi		20.72
Commission:		
Commission Paid at Settlement to House of Realty	8,250.00	
Payoff Loan(s):		
Lender: PNC Bank		
Principal Balance - PNC Bank	83,862.61	
Attorney fees - PNC Bank	676.00	
Wire fee - PNC Bank	15.00	
Late Charge - PNC Bank	188.27	
Recording Fee - PNC Bank	34.00	
Interest to 12/31/2012 - PNC Bank	9,428.14	
Escrow/Impound overdraft - PNC Bank	3,428.89	
Unpaid other fees - PNC Bank	36.00	
Property Maintenance - PNC Bank	486.00	
Outstanding Corporate Advances - PNC Bank	2,123.74	
Title/Escrow Charges to:		
Escrow Fee to First American Title Company	275.00	
Eagle Owners Policy to First American Title Company	344.50	
Record ORDERS	150.00	
County Documentary Transfer Tax to First American Title Company	151.25	
Disbursements Paid:		
NHD to Property ID	99.00	
Cash (X To) (From) Seller	27,972.32	
Totals	137,520.72	137,520.72